

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-3463

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, Commonwealth of Pennsylvania on:

**WEDNESDAY, DECEMBER 11, 2024  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain one-half (1/2) lot or piece of ground, together with the buildings and improvements erected thereon, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania,

FRONTING twenty-five (25) feet on the Southeast side of Thirteenth Avenue between Twenty-first and Twenty-second Streets, and extending back at the same width, a distance of one hundred twenty (120) feet to an alley, and being the western one-half (1/2) of the second lot Southwest from Twenty-first Street, and being the premises 2107 —13th Avenue, according to the plan of the numbering houses in the City of Altoona. Also to be included with said 2107 —13th Avenue property is a breezeway and garage which currently exists on those premises.

ALSO, ALL that land or piece of ground, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania,

FRONTING fifty (50) feet on the Southeast side of Thirteenth (13th) Avenue between Twenty-first and Twenty-second Streets and extending back at the same width a distance of one hundred twenty (120) feet to an alley, and being the premises known as 2109-2111 Thirteenth Avenue according to the plan of numbering in the City of Altoona.

ALSO, ALL that certain piece of ground, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania,

FRONTING twenty-five (25) feet on the Southeast side of Thirteenth (13th) Avenue between Twenty-first and Twenty-second Streets and extending back at the same width a distance of one hundred twenty (120) feet to an alley and being known as premises 2113 Thirteenth Avenue, according to the plan of numbering houses in the City of Altoona.

BEING the same premises title to which became vested to John W. Kane, Jr., by Deed of James J. Nagle and Margaretta A. Nagle dated May 3, 1990 and recorded July 27, 1990 in the Deed Book Volume 1186 at Page 501 in the office of the Blair County Recorder of Deeds.

BEING KNOWN AS: 2107 13TH AVENUE A/K/A 2107-2113 13TH AVENUE, ALTOONA, PA 16601 PARCEL NUMBER: 01.05-15-047.00-000, 01.05-15.-048.00-000 & 01.05-15.-047.00-000

TITLE TO SAID PREMISES IS VESTED IN SHANE M. PRINGLE AND KAYLA R. DIMOND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM JOHN W. KANE, JR. AND CAROLE A. KANE, HUSBAND AND WIFE DATED 09/26/2014 RECORDED 09/30/2014 INSTRUMENT NUMNER 201415340

SHANE M. PRINGLE IS DECEASED, DOD 07/20/2021

PROPERTY ADDRESS: 2107 13TH AVENUE, A/K/A 2107-2113 13TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.05-15-047.00-000, 01.05-15.-048.00-000 & 01.05

Seized and taken into execution to be sold as the property of KAYLA R DIMOND, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF SHANE M. PRINGLE, A.P. A MINOR , IN HER CAPACITY AS HEIR OF SHANE M PRINGLE, M.P. A MINOR, IN HER CAPACITY AS HEIR OF SHANE M PRINGLE, C.P. A MINOR IN HER CAPACITY AS HEIR OF SHANE M PRINGLE, KAYLA R DIMOND, A/K/A KAYLA PRINGLE, COURT ORDERED APPOINTED GUARDIAN FOR M.P, A MINOR, IN HER CAPACITY AS HEIR OF SHANE M.PRINGLE, KAYLA R DIMOND, A/K/A KAYLA PRINGLE, COURT ORDERED APPOINTED GUARDIAN FOR M.P, A MINOR, IN HER CAPACITY AS HEIR OF SHANE M.PRINGLE, KAYLA R DIMOND, A/K/A KAYLA PRINGLE, COURT ORDERED APPOINTED GUARDIAN FOR A.P., A MINOR, IN HER CAPACITY AS HEIR OF SHANE M.PRINGLE, KAYLA R DIMOND, A/K/A KAYLA PRINGLE, COURT ORDERED APPOINTED GUARDIAN FOR C.P., A MINOR, IN HER CAPACITY AS HEIR OF SHANE M.PRINGLE, KAYLA R DIMOND, A/K/A KAYLA PRINGLE, COURT ORDERED APPOINTED GUARDIAN FOR C.P., A MINOR, IN HER CAPACITY AS HEIR OF SHANE M.PRINGLE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHANE M. PRINGLE in suit of FIFTH THIRD BANK, NATIONAL ASSOCIATION.

**TERMS OF SALE:** As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:  
RAS-CITRON

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania